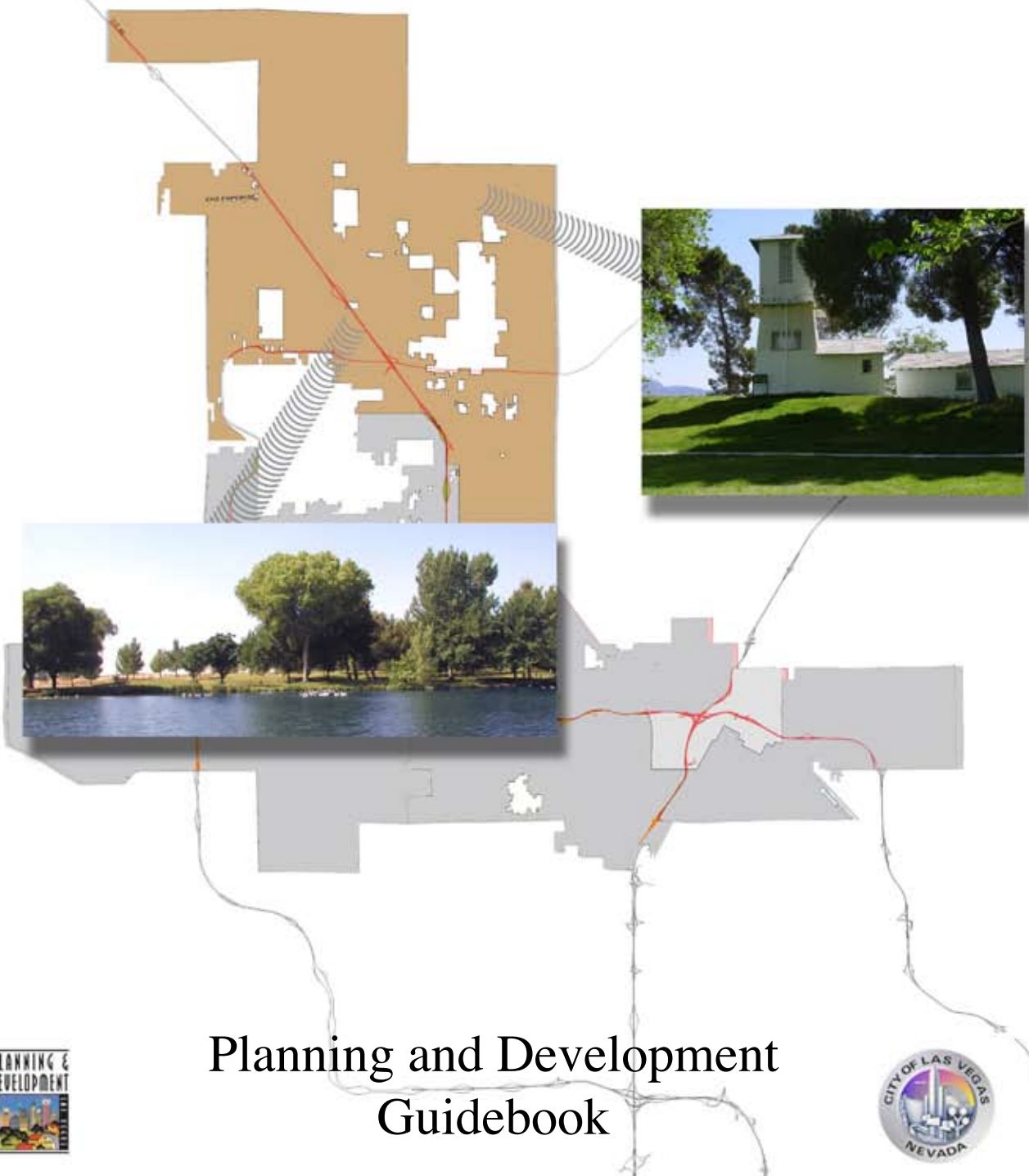


Ward 6



Planning and Development
Guidebook



Vision

A leading planning and development department dedicated to building Las Vegas into a world-class city.

Mission Statement

Provide long-range planning, sustainability coordination, urban design, historic preservation and land-use application services to citizens, developers, businesses and visitors so they can benefit from orderly and environmentally sensitive growth and redevelopment.

Values

- Professionalism
- Respect
- Innovation
- Dedication
- Excellence

Priorities

- Create relevant plans and documents that are internally consistent, understandable and accessible.
- Implement the Strategic Plan for the city of Las Vegas.
- Optimize the use of our financial, technological and human resources to improve effectiveness.
- Develop dedicated, innovative and loyal professionals who are committed to achieving our mission within a creative environment.
- Provide responsive, reliable customer service.
- Provide for and foster community involvement.
- Achieve professional excellence which is nationally, regionally and locally recognized.
- Adhere to the American Institute of Certified Planners Code of Ethics and Professional Conduct.

Contact Information

General Information: 229-6301

Historic Preservation: 229-5260

Public Information Office: 229-2343

Admin. Fax: 474-7463

Administration

This division provides the senior management leadership, financial and human resource management, technological support and public information for the department. The director and deputy director lead the department's efforts to fulfill the city's and the department's strategic plan. The division's staff is responsible for the department's fiscal management and staffing requirements. Critical technological advances, updates and solutions including GIS, Hansen and web-based departmental information and support are made in this division and coordinated with the city's Information Technology Department. The public information office, in coordination with the city's Office of Communications, ensures that the programs and processes of the department are shared with the department's core customers and the overall community.

Margo Wheeler, AICP

Director 229-6352

Tom Perrigo, AICP

Deputy Director..... 229-2127

Rene Carlsen

Senior Technical Systems Analyst..... 229-6886

Denise Kaplan

Senior Management Analyst..... 229-6253

Rebecca Smith

Administrative Secretary..... 229-6353

Fax..... 474-7463



Case and Public Planning

The divisions manage and process the land use applications that are filed with the city. These applications are the first step in the project development process for residential, commercial or mixed-use projects. They also manage the application process for tenant improvements as well as home improvements, as required.

During the application review process, this division ensures that a proposed project meets the city's planning principles, zoning code and design and development standards.

Responsibilities

- Land Use and Zoning Information to Customers
- Land Use Applications
- Planning Commission Staff Support
- City Council Staff Support
- Final Maps/Tentative Maps/Parcel Maps
- Title 19 Zoning Ordinance (Codes)
- Title 18 Subdivision Ordinance (Codes)
- Permit/Plans Review
- Design Review
- Sign Permits
- Temporary Commercial Permits
- Home Occupation Permits
- Addressing
- Field Inspections

Planning Manager:

Doug Rankin, AICP.....229-5408

Planning Supervisor:

Field/Plan Check

Peter Lowenstein, AICP.....229-4693

Planning Supervisor:

Front Counter Team

Peter Lowenstein, AICP.....229-4693

Planning Supervisor

Case Planning

Steve Gebeke, AICP.....229-5410

Fax.....385-7268/474-0352

Long-Range Planning

This division provides the long range planning, historical preservation and statistical analysis services for the city. This team solicits and guides the public's input as the community envisions its neighborhoods and the city. These are expressed and documented in the various planning documents.

Master Plan 2020

- Community Design Element
- Conservation Element
- Historic Properties Preservation Plan Element
- Housing Element
- Land Use Element
- Parks & Recreation Element
- Population Element
- Public Buildings Element
- Public Safety Element
- Recreational Trails Element
- School Facilities Element
- Transit Element
- Transportation Trails Element
- Water Element

Special Area Plans

- Beverly Green/Southridge Neighborhood Plan
- Centennial Centre Plan
- Centennial Hills Sector Plan
- Cliffs Edge (Providence) Development Agreement
- Cliffs Edge (Providence) Development Plan and Design Guidelines
- Downtown Centennial Plan
- Downtown North Land Use Plan
- Enterprise Park
- Floyd Lamb Park Master Plan
- Kyle Canyon Development Agreement
- Kyle Canyon Development Standards and Design Guidelines
- Grand Canyon Village
- Grand Teton Village
- Iron Mountain Ranch
- John S. Park Neighborhood Historic District Design Guidelines
- John S. Park Neighborhood Plan
- Las Vegas Redevelopment Plan
- Las Vegas Technology Center Phase 1
- Las Vegas Technology Center Phase 2
- Lone Mountain
- Lone Mountain West
- Montecito Town Center
- Northwest Equestrian Park Plan
- Northwest Open Space Plan
- Rancho Charleston
- Scenic Byway Plan
- Spectrum
- Summerlin Development Standards
- Sun City Summerlin
- Torrey Pines
- Town Center Development Standards
- Union Park
- Upper Las Vegas Development Report
- West Las Vegas Plan

Staff assigned to this division coordinate and interface with regional and federal agencies and planning bodies such as the Southern Nevada Regional Planning Coalition and the Bureau of Land Management (BLM). The division leads the coordination and administration effort of the BLM land disposal program.

Planning Manager..... Flinn Fagg, AICP.....229-6022
Planning Supervisor..... Andy Reed, AICP.....229-6301
Historic Preservation Officer..... Courtney Mooney.....229-5260
Urban Design Coordinator..... Yorgo Kagafas, AICP.....229-6196
Fax Number.....384-1397

Council Ward 6

Population increased in Council Ward 6 by 304 percent between 1990 and 2000. The average annual growth rate during that time was 15 percent. At that rate Ward 6 population doubled about every 4.8 years. Between 2000 and 2008, the average annual growth rate was 12.8 percent. This is particularly impressive, given the larger population base in 2000. Growth remains robust in Ward 6 as evidenced by the fact that during the past eight years it has accounted for 57.0 percent of the city of Las Vegas' population increase. The residents are becoming slightly older as the number those 65 years of age and over increased nearly two percent during the decade. Ward 6 is becoming more diverse with the number of residents who are Black, Hispanic or Asian increasing by between 635 percent and 990 percent during the ten-year span. Household composition changed little between 1990 and 2000 with families of all types still comprising more than 70 percent of the households in Ward 6.

The rate of educational attainment has increased slightly for those with high school diplomas and for those with college diplomas. Median household income continued to be about 30 percent greater than the City median. Persons below poverty level income increased slightly between 1990 and 2000. The unemployment rate in Ward 6 increased from 3.6 percent to 6.0 percent during the ten-year span.

More than half of the land in Ward 6 is undeveloped. The bulk of Ward 6 is zoned residential, with more than 90 percent of the currently built land zoned residential. Town Center is approximately one-third developed, and should eventually bring a heavy commercial component to Ward 6. During the past eight years, home prices in Ward 6 have increased by 64 percent. Those price appreciation rates are in excess of the average for both the city of Las Vegas and Clark County as a whole.

Approximately 320 acres of land in Ward 6 was submitted for Site Plan Development Review in 2008, the most acreage among all the wards. Ward 6 accounted for 46 percent of the value of building permits in 2008 and 84 percent of the single family building permit valuation during the same time. Single family permits in Ward 6 accounted for 22 percent of all building permits in the city in 2008. Ward 6 had 56 percent of all completed projects and 86 percent of all single family completions in the city in 2008. Nearly half of all completed projects in the city were single family units in Ward 6.

Demographics, Ward 6

	1990	2000
POPULATION	12,072	48,802
GENDER		
Male	48.5%	50.1%
Female	51.5%	49.9%
AGE		
Less than 18 years	27.4%	26.4%
18 to 64 years	64.7%	64.1%
65 years and greater	7.9%	9.6%
RACE AND ETHNICITY		
White	88.8%	76.1%
Black	3.7%	6.5%
Hispanic	5.4%	10.7%
American Indian	0.9%	0.5%
Asian	1.2%	3.1%
Pacific Islander	N/A	0.3%
Other	0.0%	0.1%
More than one race	N/A	2.5%
EDUCATIONAL ATTAINMENT		
(Persons 25+ years of age)		
High School Graduate	85.2%	88.4%
Bachelors Degree or Greater	16.0%	19.1%
MEDIAN HOUSEHOLD INCOME		
	\$42,210	\$61,366
HOUSEHOLD TYPE		
Family Households		
Married Couple	66.0%	63.9%
Male Head	4.3%	4.9%
Female Head	6.7%	8.5%
Non-Family Households	22.9%	22.6%

*Population as of 7/1/08 — 117,539

Demographics, City Wide

	1990	2000
POPULATION	258,295	478,630
GENDER		
Male	50.5%	50.8%
Female	49.5%	49.2%
AGE		
Less than 18 years	24.8%	25.9%
18 to 64 years	64.9%	62.5%
65 years and greater	10.3%	11.6%
RACE AND ETHNICITY		
White	72.3%	58.1%
Black	11.2%	10.1%
Hispanic	12.1%	23.6%
American Indian	0.8%	0.5%
Pacific Islander	N/A	0.4%
Other	0.1%	0.1%
More than one race	N/A	2.5%
EDUCATIONAL ATTAINMENT		
(Persons 25+ years of age)		
High School Graduate	76.3%	78.5%
Bachelors Degree or Greater	13.4%	18.2%
MEDIAN HOUSEHOLD INCOME		
	\$30,590	\$44,069
HOUSEHOLD TYPE		
Family Households		
Married Couple	49.4%	48.3%
Male Head	5.0%	5.9%
Female Head	11.6%	12.2%
Non-Family Households	34.1%	33.5%

Current Zoning

Zoning Classification	Acreage	Percent of Total Acreage	Percent Built
Commercial	624.5	2.1%	69.5%
Industrial	634.0	2.1%	0.0%
PC-PD	2,241.3	7.6%	17.3%
Public	2,853.0	9.6%	15.7%
Residential	10,377.5	35.0%	73.3%
Town Center	1,791.1	6.1%	53.0%
Undeveloped	91.0	0.3%	
TND	7,561.0	25.5%	0.0%
Right of Way	3,431.0	11.6%	
TOTAL	29,610.2	100.0%	

Mean Single Family Home Price

Year	Ward 6	City of Las Vegas	Clark County
1995	\$132,785	\$145,226	\$138,025
2000	\$165,398	\$179,163	\$181,822
2008	\$272,273	\$308,957	\$313,151

Summary of Site Plan Development Reviews, (SDR) Calendar Year 2008

Category	Ward 6		City of Las Vegas	
	SDR	Acreage	SDR	Acreage
Commercial	14	64.71	83	357.97
Non-Profit	1	4.66	6	44.91
Mixed Use	0	0.0	7	88.24
Multi-Family	3	29.87	14	107.89
Single Family	5	130.63	5	130.63
Public	4	82.72	20	349.26
Conversion	0	0	5	18.89
Cell Tower	13	7.83	70	40.87
TOTAL	40	320.42	210	1,138.66

Building Permits, Calendar Year 2008

	Ward 6		City of Las Vegas	
Category	Permits	Valuation	Permits	Valuation
Single Family New	886	\$52,206,619	994	\$ 62,414,209
Single Family Addition	69	\$1,284,188	258	\$ 4,891,940
Single Family Remodel	23	\$200,781	135	\$ 2,895,297
Multifamily New	0	\$123,582,554	6	\$ 146,542,405
Multifamily Remodel	2	\$50,000	3	\$623,000
Commercial New	25	\$41,148,561	118	\$ 143,624,263
Commercial Addition & Remodel	126	\$29,691,824	744	\$ 147,980,262
Pools & Spas	206	\$7,457,793	380	\$ 17,363,921
Public Remodel	0	\$85,000	1	\$ 485,000
Miscellaneous	404	\$20,868,974	1,318	\$ 69,264,956
TOTAL	1,741	\$276,576,294	3,957	\$ 596,085,254

Completed Projects, Calendar Year 2008

	Ward 6	City of Las Vegas
Single Family New	1,216	1,410
Single Family Addition	33	162
Single Family Remodel	18	124
Multifamily New	27	45
Commercial New	14	40
Commercial Addition & Remodel	127	633
Miscellaneous	29	204
TOTAL	1,464	2,618